



# BROOK COTTAGE

HIGH STREET • BRINGTON • PE28 5BW







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One of just two outstanding New Homes, occupying generous and pleasantly maturing plots in this delightful village location, convenient for access to major road and rail links.

Each carefully crafted detached dwelling has been built to exacting and environmentally aware standards and offers an outstanding specification featuring four bedrooms, en suite and family bathrooms with quality fittings and fine decorative tiling, a comfortable sitting room with multi-fuel stove and stunning kitchen/dining/family rooms with a comprehensive range of cabinets and integrated appliance and bi-fold doors opening onto the garden terrace.

## LOCATION

The village of Brington lies approximately half a mile north of the newly upgraded A14 dual carriageway, which gives excellent access to Cambridge. The village has become increasingly popular in recent years, due to its fast road networks to both east and west. There is a pleasant blend of properties ranging from large modern executive homes through to period dwellings and the village does benefit from a number of picturesque, wooded areas. The Primary School has an excellent reputation within the area, having approximately 100 pupils and has an additional play group for pre-school children. It serves Hinchingsbrooke School in Huntingdon as its Secondary School. Some of the top private schools in the country within a few miles (Oundle, Kimbolton, Oakham and Uppingham are not far away).

The A1 is about 8 miles southeast giving excellent dual carriageway access both north and south and to the newly upgraded A14 leading to the M11. An excellent main line commuter train service to London's Kings Cross is available at Huntingdon (approximately 10 miles) and St Neots (approx. 14 miles). Cambridge is around 28 miles away. The airports of Stansted and Luton can be reached in approximately one hour, with Birmingham, London City, Gatwick and Heathrow also accessible. Private airports can be found at an easy distance with Cambridge and Sywell being nearest.

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Guide Price £725,000

Kimbolton branch: 01480 860400  
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### AT A GLANCE

- Outstanding Brand-New, High Specification Detached Home.
- Generous Plots with Pleasantly Maturing Landscaped Gardens.
- Four Double Bedrooms, En Suite and Family Bathrooms.
- Sitting Room with Fireplace and Multi-Fuel Stove.
- Stunning, Fully Appointed Kitchen/Dining/Family Room.
- Practical Utility/Laundry Room.
- Welcoming Reception Hall with Guest Cloakroom.
- Landscaped Gardens.
- Block Paved Driveway, Garage and Additional Parking.



## SITTING ROOM

Fireplace with sandstone hearth, bressummer beam and multi fuel stove.

## KITCHENS

Under-counter sink and comprehensive range of quality cabinets from Symphony Kitchens, the Cranbrook range in Platinum. Quartz counters and Claybrook tiling.

## UTILITY

Oak countertop and cabinets to complement the kitchen.

## APPLIANCES TO INCLUDE:

- Cople built in Microwave/combi oven and grill – 10 function
- Cople single oven – pyrolytic electric multi-function
- Cople dishwasher – 60cm
- Cople 70/30 fridge/freezer
- Cople 5 zone frameless induction hob
- Samsung freestanding 9kg heat pump tumble dryer
- Samsung freestanding 1400rpm 9kg washing machine

## BATHROOMS

Heritage sanitary and brassware to bathrooms, Claybrook tiling.

## ADDITIONAL SPECIFICATION

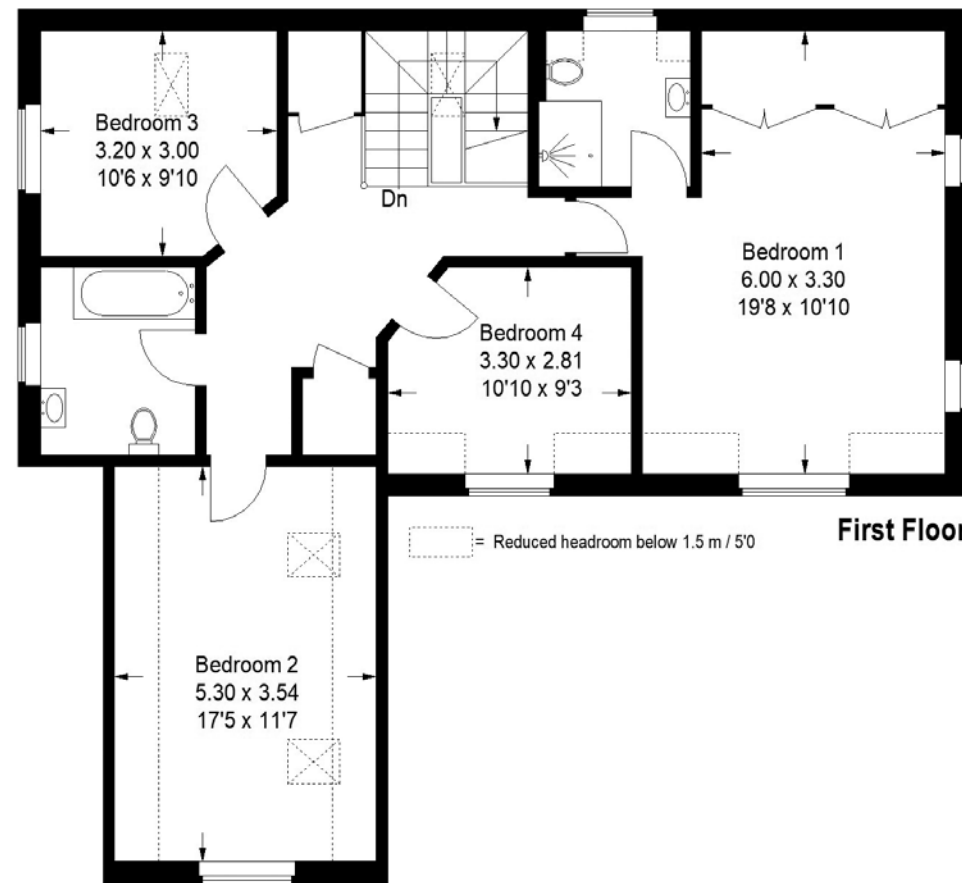
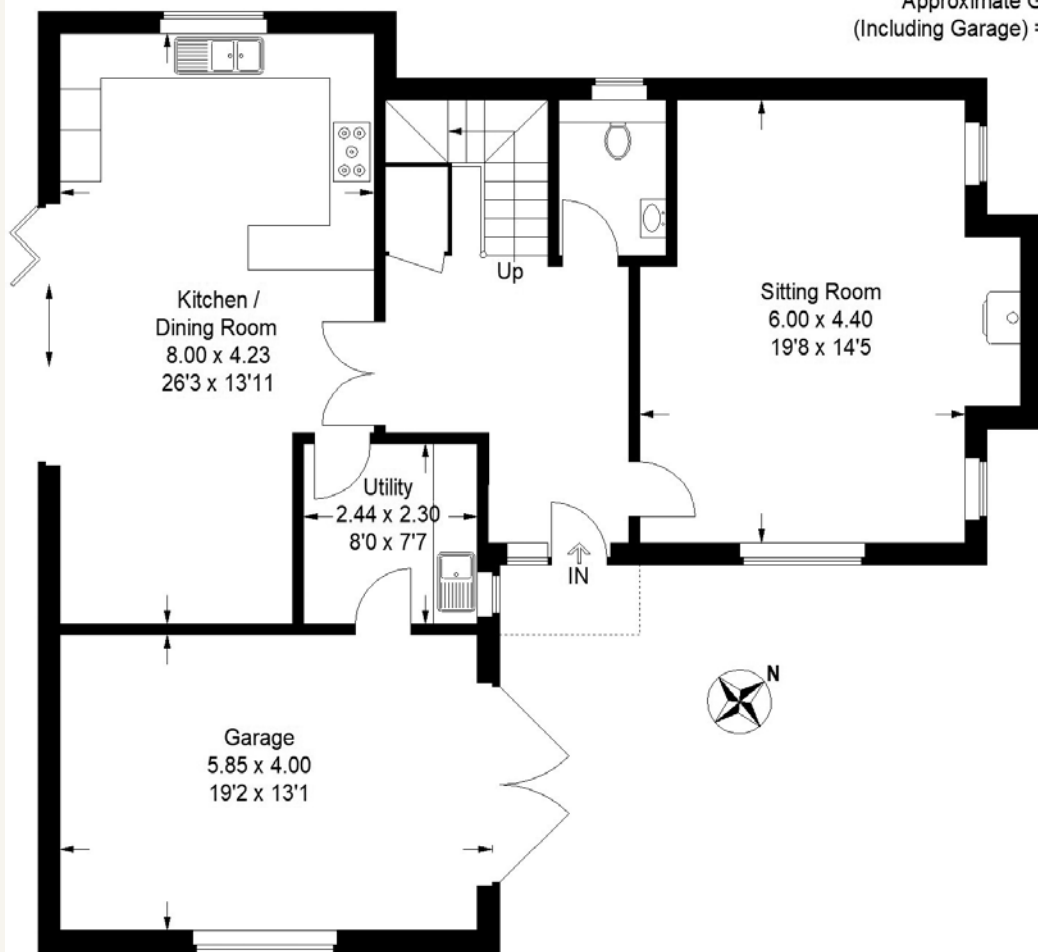
Smoked oak, brushed and oiled engineered oak flooring, four panel oak internal doors, Tomkinson twist carpets (made in UK with UK wool).

## HEATING

Warmflow 12KW Air source heat pump with 250L hot water cylinder. Underfloor heating to ground floor, radiators to first floor.



Approximate Gross Internal Area  
(Including Garage) = 202.0 sq m / 2174 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID961542)  
Housepix Ltd







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